



SUBJECT	Capital Projects Update as at June 30, 2024
SUBMITTED TO	Finance Committee
MEETING DATE	September 12, 2024
SESSION CLASSIFICATION	Recommended session criteria from Board Meetings Policy: OPEN
REQUEST	For information only - No action requested
LEAD EXECUTIVE	Frank Laezza, Vice-President Finance & Operations
SUPPORTED BY	Lesley Cormack, Deputy Vice-Chancellor and Principal, UBC Okanagan Gage Averill, Provost and Vice-President Academic, UBC Vancouver Rehan Sadiq, Provost and Vice-President Academic, UBC Okanagan Robin Ciceri, Vice-President External Relations Bhushan Gopaluni, Vice-Provost and Associate Vice-President Faculty Planning, UBC Vancouver John Metras, Associate Vice-President Facilities Jennifer Burns, Associate Vice-President Information Technology and Chief Information Officer Michael White, Associate Vice-President Campus & Community Planning Rob Einarson, Associate Vice-President Finance & Operations, UBC Okanagan Denise Brown, Director, Capital Planning & Development Yale Loh, Treasurer Aubrey Kelly, President & CEO, UBC Properties Trust

EXECUTIVE SUMMARY

Twice annually, the Board receives a status update on current capital projects and capital priorities in planning. This includes details on major capital building projects (>\$5 million) as well as a summary of routine capital renewal and renovation projects (<=\$5 million). Information on Infrastructure Impact Charge (IIC) projects and Information Technology (IT) projects is also included.

Annually, the Board also receives a recommendation from the VP Finance and Operations regarding the fee that is applied to all capital projects as contributions to the Retained Risk Funds, which is required by policy FM10 Retained Risk Policy. This briefing provides information on the Retained Risk Funds, including the fee amount and the recommendation of the VP Finance and Operations that the fee amount is maintained at 1%.

All information included herein is as of June 30, 2024.

Major Building Projects

Recent updates to UBC's major building projects reflect significant progress and the initiation of new developments. The Gateway Health Building has completed its structural phase, and efforts are underway to secure additional funding to manage significant cost increases. An updated budget will be brought forward in December 2024. Project completion (partial occupancy) is targeted for August 2025. Strategic value engineering and alternative funding options are being explored to mitigate the impact of a volatile construction market and labor shortages.

Brock Commons Phase 2 has successfully transitioned from construction to occupancy, with the building fully operational as of late June 2024. The project was completed on budget. Funding strategies for this project have been effective, ensuring financial viability through internal financing.

The UBC Sauder School of Business Power House Expansion project faces potential budget challenges, with estimates suggesting an overrun of \$4 million to \$5 million. Proactive measures, including value engineering and additional funding sources, are in place to address these issues before the project moves forward, aiming for Board 3 approval in September 2024 and subsequent commencement of construction in October 2024.

These projects, along with others in the pipeline, illustrate UBC's ongoing commitment to managing its capital development responsibly while navigating the complexities of current market conditions. A summary and detailed information on the capital project portfolio is provided in *Appendices 1 and 2*. Building projects completed and submitted Board 4 reports in the past five years (since January 1, 2019) are included in *Appendix 5* for reference.

Current Market Risks

As of June 2024, UBC's capital projects face continued market challenges characterized by volatility and cost pressures. Notable issues include potential cost overruns for the Surrey City Centre 1 project due to escalating construction expenses, necessitating exploration of cost-reduction measures prior to finalizing tender documents. Additionally, the Activate UBC Recreation Centre North project has encountered delays attributed to trade performance issues, with a revised completion timeline set for December 2024.

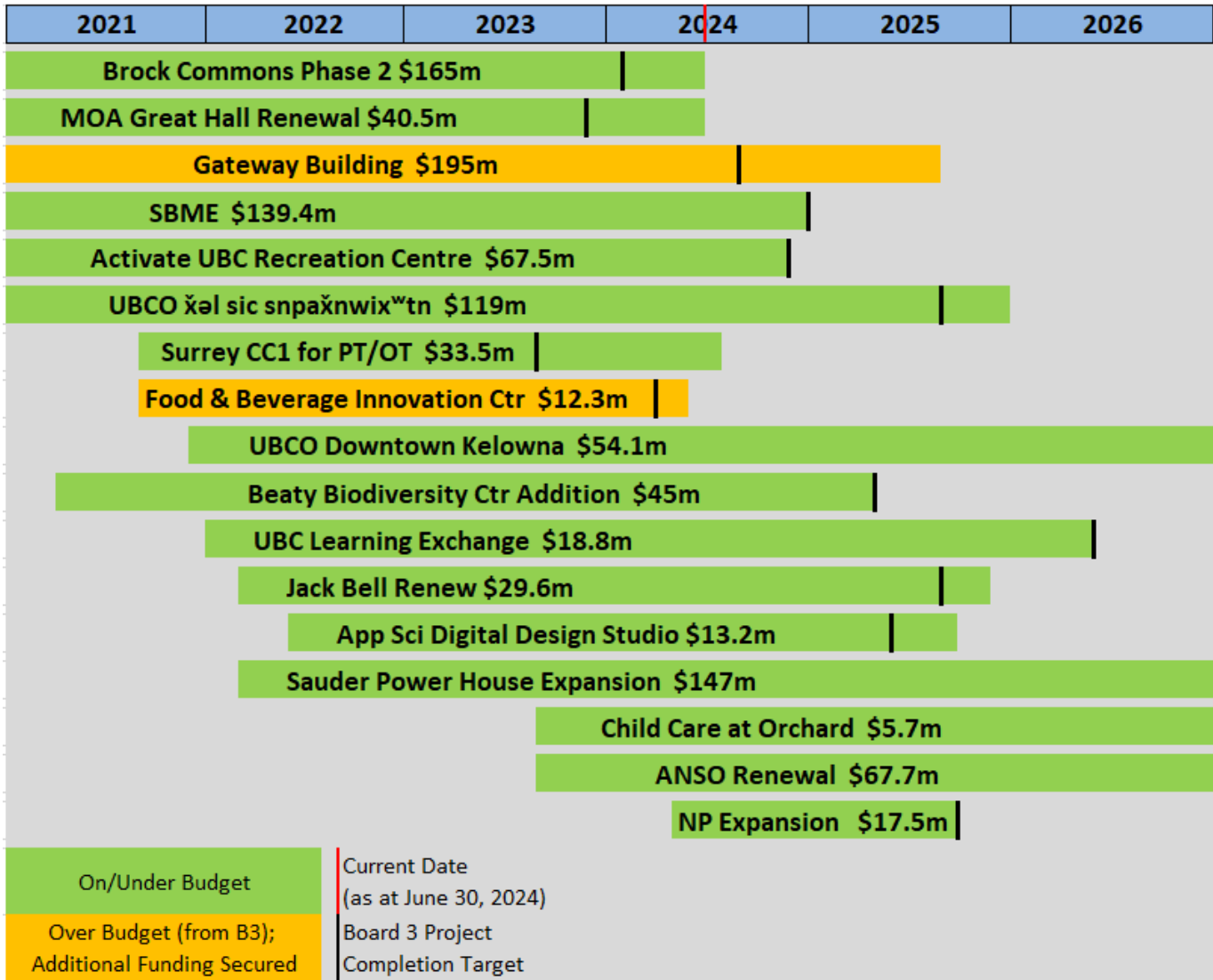
A budget adjustment will be necessary for the Gateway Health Building due to unanticipated change orders and cost increases. A full value engineering review has been completed to mitigate the increase. The project team is confirming final contingency requirements and funding sources before seeking approval for the revised budget. The School of Biomedical Engineering (SBME) Building is approaching completion and occupancy in early 2025, with funding strategies involving internal loans and departmental contributions to manage the financial commitments effectively. This project is tracking slightly under budget.

Retained Risk Fund

The Retained Risk Fund, established under UBC Policy FM10, serve as internal "self-insurance" for major capital projects to manage cost overruns due to unforeseen construction challenges that exceed standard contingencies. These funds are supported by a 1% fee on each project budget, excluding taxes and financing charges. The Vice President Finance and Operations has reviewed and confirmed that this fee remains appropriate for achieving the fund's objectives.

As recently reported in March, \$3.00 million was transferred to support the Gateway Health Building project. The Retained Risk Fund balance as of June 30, 2024, stood at \$14,931,658, reflecting an increase of \$1,525,614 from the March FY24 Board submission. This increase includes contributions from UBCV project funding of \$1,151,750, UBCO project funding of \$41,000, and investment income of \$332,865.

To date, the Retained Risk Fund has distributed a total of \$17.68 million since its inception in 2009, supporting various projects across both the Vancouver and Okanagan campuses. This expenditure represents 0.56% of the total project value over this period, demonstrating UBC's commitment to prudent financial management and its capability to address unexpected costs effectively, thereby safeguarding the continuity and integrity of its capital projects.



Targeted Upcoming Board Approval Requests

Project Name	2024	
	Q3	Q4
Sauder School of Business Power House Expansion	Board 3	
ANSO Complex (Routine Capital)		Board 2
Orchard Commons Child Care	Board 2	
Lower Mall Precinct (LMP) – Phase 1	Board 1	
Old Fire Hall / Art History & Visual Arts (AHVA) Relocation		Board 1

Major IT Projects

The major IT projects have seen significant updates since the last submission. The IRP Student project has identified approximately \$55 million in contingency savings, which will be used to fund the IRP Student Completion project, set to begin on December 1, 2024. Financial reporting for this project is scheduled to start in early 2025. The projected final cost for the IRP Student project has been adjusted to \$311 million, which includes \$256 million for the IRP Student and \$55 million for the IRP Student Completion.

The IRP Release 1 Completion project continues to progress, with a current projected final cost of \$25.45 million. This project is in the implementation phase, with \$21.77 million already spent. Additionally, the IRP/AEP HR-FIN Release 1 project has completed its scope with a final cost of \$192.15 million, reallocating about \$30 million in savings to the IRP Release 1 Completion project.

The P166-Digital Payments Program, with a projected cost of \$7.12 million, has incurred \$6.58 million in expenses and remains in the implementation phase. Overall, the total projected cost for these major IT projects stands at \$522.96 million, with \$436.38 million spent to date, all fully funded through internal loans without any unfunded portions. Detailed information on these and other major IT projects is provided in Appendix 3.

Routine Capital Projects

Routine capital projects at UBC focus on cyclical maintenance, rehabilitation, upgrades, and renovations of campus buildings and infrastructure. These projects, typically valued at less than \$5 million, are funded through various internal sources, including Building Operations, Energy & Water Services, Faculties/Departments, Student Housing & Community Services, Athletics and Recreation, and Parking. The Ministry of Post-Secondary Education and Future Skills (PSFS) also contributes funding for capital maintenance of core academic facilities.

Significant developments in routine capital projects funded by PSFS include seismic studies at UBC Point Grey Campus, expected to be completed by December 31, 2024, with a budget of \$1.851 million. Various major maintenance and rehabilitation projects are underway across the Point Grey Campus, with completion dates extending to March 31, 2025. These projects include a budget of \$2.284 million for multiple buildings, \$16.208 million for additional maintenance excluding the Anthropology and Sociology Complex and the Museum of Anthropology, and \$11.715 million for other major maintenance and rehabilitation works.

A major undertaking is the installation of boiler loop pump VFDs at the Campus Energy Centre, under construction with an expected completion date of August 30, 2024, and a budget of \$171,000. Additionally, the Iona Building's Laboratory of Archaeology project, with a budget of \$3.575 million, is converting the underground vault into a new Community Research Centre. The Faculty of Forestry's Sustainable Timber-Built Environment Laboratory is in the design phase, budgeted at \$3.352 million, to create a high-head laboratory space for testing timber systems.

In total, UBC's routine capital projects for the 2023-2024 period amount to \$235.49 million, with \$53.945 million from the Provincial Government, \$17.033 million from the Federal Government, \$19.303 million from UBCV Central, \$9.341 million from UBCO Central, \$44.008 million from Land Development Costs or Taxes, and \$87.651 million from self-funded and department-funded sources. Additionally, \$3.5 million is funded through internal debt.

Infrastructure Impact Charge (IIC) Program

Since the last submission, the Infrastructure Impact Charge (IIC) Program has initiated several new projects to support the evolving needs of the campus. These projects focus on utility upgrades, road improvements, and public realm enhancements.

Recent developments in the IIC Program include the commencement of utility upgrade projects designed to enhance the reliability and capacity of the campus infrastructure. These upgrades are essential to accommodate new developments and ensure that existing systems can handle the increased load. Additionally, road resurfacing projects have been approved and are currently underway, addressing the need for safe and efficient transportation routes across the campus.

The IIC program has allocated a total of \$24,577,000, with \$11,431,000 spent to date. Since the last update, four projects have been completed, eight are under construction, and five are in the planning stages. A comprehensive report on the IIC Program will be presented to the Board in March, detailing updates on all active and planned

projects. Projects with budgets exceeding \$5 million will continue to receive individual Board approvals and be included in the "Major Building Projects" summary.

Capital Priorities in Planning

The UBC Executive, alongside the Capital Planning Working Group and campus stakeholders, has advanced the planning and design phases of several major capital building projects. These projects are outlined in the recently updated Five-Year Capital Plan (2025/26 – 2029/30), which received Board of Governors' approval in June 2024 and was submitted to the Provincial government in July. The projects in *Appendix 4* reflect this Five-Year Capital Plan and other future capital priorities.

Seismic Resilience Plan

The University of British Columbia has a comprehensive Seismic Resilience Plan aimed at mitigating seismic risks and enhancing the safety and resilience of its campus infrastructure. This plan is integral to UBC's broader capital planning and sustainability efforts, ensuring that the university can continue to operate effectively in the event of a seismic event.

In September 2022, a Seismic Resilience Plan Update was submitted to the Board of Governors for information.

APPENDICES

1. Capital Projects Update - Summary by Project Type and Board Approval Level
2. Major Capital Building Projects – Detailed Information
3. Information Technology (IT) Projects – Detailed Information
4. Capital Plan + Future Priorities
5. Capital Projects Completed since January 1, 2019 (5 Years)

Capital Projects Update - Summary by Project Type and Board Approval Level
As of 30 June 2024

Dollar figures are all in \$000's

Project Type/ Approval Level	GBA (s.f.) ¹	Project Budget (\$000's)	Projected Final	Costs to Date	Confirmed Funding Sources								Unfunded	% Unfunded	Reduction to Deferred Maintenance ²	Financing			
					Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Costs or Taxes	Self-Funded	Faculty or Unit Funded	Fundraising				UBC Central Debt	Self-Funded Debt	Faculty / Unit Debt	Total Debt
Infrastructure Projects																			
Major Capital Buildings																			
Board 1 - In design	791,095	\$640,287	\$640,287	\$1,714	\$373,903	\$0	\$261,347	\$0	\$0	\$0	\$1,004	\$4,033	\$0	0.00%	\$0	\$297,797	\$0	\$500	\$298,297
Board 2 - In design	136,935	\$147,191	\$147,191	\$3,178	\$0	\$0	\$40,000	\$0	\$0	\$0	\$72,191	\$35,000	\$0	0.00%	\$0	\$40,000	\$0	\$22,191	\$62,191
Board 3 - In construction	1,273,657	\$941,562	\$940,419	\$604,540	\$174,458	\$5,352	\$440,230	\$163,067	\$15,265	\$0	\$75,161	\$66,886	\$0	0.00%	\$32,880	\$504,488	\$0	\$29,184	\$533,672
Complete - Board 4 pending	196,254	\$99,350	\$99,279	\$97,272	\$47,150	\$7,609	\$21,521	\$12,432	\$6,730	\$0	\$3,019	\$3,942	\$0	0.00%	\$14,900	\$0	\$0	\$0	\$0
Major Capital Building Projects	2,397,941	\$1,828,390	\$1,827,176	\$706,704	\$595,512	\$12,961	\$763,098	\$175,499	\$21,995	\$0	\$151,374	\$109,862	\$0	0.00%	\$47,780	\$842,285	\$0	\$51,875	\$894,160
Routine Capital Projects																			
Facilities		\$84,037	\$83,534	\$39,973	\$34,821	\$0	\$8,027	\$0	\$19,385	\$0	\$21,805	\$0	\$0	0.00%	\$84,037	\$0	\$0	\$0	\$0
Faculties/Departments		\$82,289	\$79,992	\$44,864	\$11,302	\$17,033	\$11,276	\$0	\$0	\$0	\$42,178	\$500	\$0	0.00%	\$82,289	\$10,330	\$0	\$0	\$10,330
Student Housing & Community Services		\$14,204	\$12,980	\$3,254	\$0	\$0	\$0	\$0	\$0	\$0	\$12,980	\$0	\$0	0.00%	\$14,204	\$0	\$0	\$0	\$0
Athletics		\$2,348	\$2,348	\$1,490	\$0	\$0	\$0	\$0	\$0	\$0	\$2,348	\$0	\$0	0.00%	\$2,348	\$0	\$0	\$0	\$0
UBC Okanagan		\$28,035	\$29,203	\$19,671	\$7,822	\$0	\$0	\$9,341	\$0	\$0	\$8,340	\$200	\$3,500	11.99%	\$28,035	\$3,500	\$0	\$0	\$3,500
Routine Capital Building Projects⁴		\$210,913	\$208,058	\$109,251	\$53,945	\$17,033	\$19,303	\$9,341	\$19,385	\$0	\$87,651	\$700	\$3,500	11.99%	\$210,913	\$13,830	\$0	\$0	\$13,830
Infrastructure Impact Charge (IIC) Projects ⁵		\$24,577	\$24,623	\$11,431	\$0	\$0	\$0	\$0	\$24,623	\$0	\$0	\$0	\$0	0.00%	\$0	\$0	\$0	\$0	\$0
Subtotal - Infrastructure Projects		\$2,063,881	\$2,059,857	\$827,387	\$649,456	\$29,994	\$782,401	\$184,841	\$66,003	\$0	\$239,025	\$110,562	\$3,500	0.17%	\$258,693	\$856,115	\$0	\$51,875	\$907,990
Information Technology Projects																			
Major Information Technology Projects																			
Major IT Projects - Implementation		\$348,660	\$330,810	\$244,231	\$0	\$0	\$348,924	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$348,924	\$0	\$0	\$0
Major IT Projects - Monitor & Close		\$193,135	\$192,147	\$192,147	\$0	\$0	\$193,135	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$193,135	\$0	\$0	\$0
Major IT Projects		\$541,795	\$522,957	\$436,378	\$0	\$0	\$542,059	\$0	\$0	\$0	\$0	\$0	\$0	0.00%	\$0	\$542,059	\$0	\$0	\$0
Routine IT Projects		\$56,261	\$53,687	\$32,492	\$10,214	\$0	\$22,476	\$2,108	\$0	\$1,750	\$19,919	\$0	\$179	0.33%	\$0	\$0	\$0	\$0	\$0
Subtotal - IT Projects⁷		\$598,056	\$576,644	\$468,870	\$10,214	\$0	\$564,535	\$2,108	\$0	\$1,750	\$19,919	\$0	\$179	0.03%	\$0	\$542,059	\$0	\$0	\$0
Grand Total	2,397,941	\$2,661,937	\$2,636,501	\$1,296,257	\$659,670	\$29,994	\$1,346,936	\$186,949	\$66,003	\$1,750	\$258,944	\$110,562	\$3,679	0.14%	\$258,693	\$1,398,174	\$0	\$51,875	\$907,990

1 - Gross building area is the total floor area including the unrentable area in square feet.

2 - Current total deferred maintenance for Vancouver campus is \$1.29 billion per PSFS facility condition database for core academic buildings (not including student housing, athletics facilities and parkades).

3 - Less funding for large renewals, which is included in Major Capital Projects

4 - Cyclical maintenance, rehabilitation, upgrade and renovation projects >\$50,000 and <=\$5 million underway or completed in current fiscal year. Includes projects funded by PSFS, Building Operations, Energy & Water Services, Faculties/Departments, Student Housing & Community Services (SHCS), Athletics and Parking.

5 - IIC funded utility, roads and public realm projects underway or completed in current fiscal year. A separate report on the overall IIC Plan is also provided annually to the Board.

6 - Major IT projects are fully funded based on Board approved project budgets. Given the multi-year nature of these projects, the projected final cost may vary based on available information at different points in time. If a project is completed under budget, all unused UBCV Central funding will be returned.

7 - IT projects, major (>\$5 million) and routine (>\$50,000 and <=\$5 million), currently in planning/design or completed in the fiscal year.

Major Capital Building Projects - Detailed Information

As of 30 June 2024

Dollar figures are all in \$000's

Grey	Grey = Complete, Board 4 Pending
Green	Green = Board 3
Yellow	Yellow = Board 2
Pink	Pink = Board 1

Project Name	Project Rep.	PJ Number	Target Completion Final Approved ¹	% Compl.	Actual Completion (Occupancy)	Gross Building Area (SF) Final Approved	Capital Cost					Current Status/Issues + Variances	Funding							Reduction to Deferred Maintenance	Financing			Funding/Financing Comments			
							Budget Final Approved	Projected Final Cost	UBCPT Costs to Date	Workday Costs to Date	Cost to Date		Confirmed Funding Sources			Unfunded	% Unfunded	UBC Central Debt	Self-Funded		Faculty/Unit Debt	Total Debt					
													Prov Gov	Fed Gov	UBCV Central								UBCO Central		Land Dept Cost or Taxes	Self-Funded	Faculty or Unit Funded
UBCVancouver																											
Geological Field School	UBCPT Craig Shira	PJ000408	AUG-20	100%	JUN-22	10,824	\$2,673	\$3,282	\$3,282	\$3,282	\$3,282	Project complete. Budget overage covered by Faculty of Science.						\$558	\$2,724	\$0	0.00%						\$0
Robson Square Tenant Improvement	UBCPT Matt Taylor	PJ001250	AUG-21	100%	AUG-21	81,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	TI project complete. Roughly 70K over budget was applied against the management fee. Final project costs are on budget.						\$7,000		\$0	0.00%						\$0
MacLeod Renewal (Routine Capital)	UBC Project Services Noel McNally	PJ001190	JUN-22	100%	SEP-22	81,203	\$51,114	\$49,035	\$49,035	\$48,938	\$48,938	Funded with Provincial Routine Capital 75% & UBC 25%. Funding received for 2022-23. Occupancy achieved in July 2022. Project completed under budget.	\$36,490		\$12,163			\$2,461		\$0	0.00%	\$14,900					\$0
Bioenergy Facility Expansion Project	UBC Project Services Ryan Huffman	PJ00382	MAR-21	100%	NOV-22		\$20,361	\$22,805	\$22,805	\$22,805	\$22,805	Project is complete.	\$7,838	\$7,809	\$2,358	\$5,000				\$0	0.00%						\$0
Westbrook Mall Redesign Phase 3	UBCPT Sepsheh Rad	PJ002783	OCT-22	100%	SEP-22	N/A	\$5,770	\$4,725	\$4,723	\$4,725	\$4,725	Project complete and under budget. Recoveries from UEL and MOTI being handled by UBC.	\$2,822			\$1,730			\$1,218		\$0	0.00%					\$0
IIC Public Realm Projects	UBCPT David Postelker		To be completed in phases over a 15 year period.			N/A	Please refer to IC Plan	Please refer to IC Plan	Please refer to IC Plan	\$0		Please refer to IC Plan								Please refer to IC Plan	Please refer to IC Plan						\$0
Museum of Anthropology - Great Hall Renewal (Routine Capital)	UBC Project Services Craig Bissett	PJ001283	OCT-24	86%		7,922	\$41,708	\$41,708		\$36,839	\$36,839	Construction underway. Funded with Provincial Routine Capital 75% & UBC 25%, plus contribution from Canadian Heritage. Funding received 2020-23, completes with 2023-24 funding. Completion expected to be in October 2024.	\$32,661	\$4,234	\$4,765				\$48		\$0	0.00%					\$0
Brook Commons Phase 2 Mixed-Use Housing Development	UBCPT Sepsheh Rad	PJ00383	MAR-24 (Student Housing Portion) / JUN-24 (Institutional)	99%	JUN-24	330,480	\$165,217	\$165,217	\$162,858	\$162,844	\$162,844	Provisional occupancy received on June 11, 2024 and building was occupied as of June 26, 2024.	\$2,220		\$154,818			\$8,179		\$0	0.00%	\$5,100	\$154,818	\$0	\$1,670	\$156,488	
Surrey City Centre 1 - Space Purchase and Tenant Improvements for Faculty of Medicine Physical Therapy and Occupational Therapy Expansion	UBC Project Services Kate West	PJ002628	JAN-24	92%		23,783	\$33,568	\$32,335		\$30,994	\$30,994	Substantial completion and occupancy achieved January 2024. Remaining work includes final HVAC commissioning and balancing, and interior/exterior signage.	\$32,335							\$0	0.00%						\$0
Gateway (Nursing, Kinesiology, ISHS & UBC Health) Building	UBCPT Sepsheh Rad	PJ001248	Q3 2025	62%		270,551	\$194,911	\$194,911	\$121,670	\$121,668	\$121,668	Structure has been completed and fit out of the building is taking place. Updated anchor construction budget has been set as of end of June and all outstanding change orders, scope gaps and delay claims have been closed out. Targeting occupancy (most likely partial) of the building for August 2025. UBCPT and Infrastructure looking at alternative funding options to mitigate cost overage. Project is anticipated to go back to Board in September or December of 2024 for additional funding. Multiple value engineering options approved by Infrastructure. Volatile construction market and trade shortage is posing a risk to the project completion date.			\$171,729			\$10,319	\$12,863	\$0	0.00%	\$21,100	\$166,997		\$2,500	\$169,497	
Activate UBC Recreation Centre North (UBCV)	UBCPT Sean Ang	PJ002619	DEC-24	74%		106,679	\$67,535	\$67,535	\$49,789	\$49,772	\$49,772	Exterior envelope and interior work are underway. Due to trade performance issues, project is delayed and anticipated to be complete in December 2024.						\$47,135	\$15,400	\$5,000	\$0	0.00%		\$43,139	\$14	\$43,153	
School of Biomedical Engineering (SBME) Building	UBCPT Sepsheh Rad	PJ001281	DEC-24	73%		156,292	\$139,403	\$139,403	\$102,396	\$102,380	\$102,380	Project is nearing the finishing stages and is on target for December 2024 occupancy.	\$77,000		\$29,403			\$25,000	\$8,000	\$0	0.00%		\$28,896	\$25,000		\$53,896	
The Gallery	UBC Project Services Paul Hays	PJ002733	MAY-24	96%	MAY-24	3,140	\$6,715	\$6,805		\$6,462	\$6,462	Project completed in May 2024.	\$660	\$1,117	\$3,135			\$67	\$1,826	\$0	0.00%		\$1,234			\$1,234	
Food and Beverage Innovation Centre	UBCPT Diona Fong	PJ002646	JUL-24	96%		8,364	\$12,860	\$12,860	\$12,313	\$12,311	\$12,311	Provisional occupancy received. Final occupancy anticipated in July 2024. Budget overrun due to additional user related equipment changes - additional funding (\$590K) approved.			\$2,845	\$865		\$0	\$9,150	\$0	0.00%		\$2,255			\$2,255	
Beatty Biodiversity Centre Addition	UBCPT Sean Ang	PJ002662	APR-25	40%		47,978	\$45,000	\$45,000	\$17,505	\$17,934	\$17,934	Project is currently under construction. Concrete structure is complete, and building framing and interior rough in for M&E is underway.			\$22,000			\$3,000	\$20,000	\$0	0.00%		\$22,000			\$22,000	
UBC Learning Exchange	UBC Project Services Noel McNally	PJ002809	FEB-26	2%		11,980	\$18,800	\$18,800		\$397	\$397	Purchase and tenant improvements in a building to be built in the Downtown East Side. Development of details in progress. Board 3 approval obtained in March 2023.			\$4,400	\$14,400				\$0	0.00%						\$0
Renewal of Jack Bell Building for the School of Social Work (Routine Capital)	UBC Project Services Noel McNally	PJ002860	AUG-25	18%		32,733	\$29,582	\$29,582		\$5,460	\$5,460	Funded with Provincial Routine Capital 75% & UBC 25%. Funding received for 23-23, completes with 2025-26 funding. Construction in progress. Board 3 approval obtained in November 2023.	\$29,582							\$0	0.00%	\$6,680				\$0	
Faculty of Applied Science Digital Design Studio	UBC Project Services Hide Schepens	PJ002826	MAY-25	27%		11,755	\$13,196	\$13,196		\$3,610	\$3,610	Schematic Design is in progress. Board 3 approval obtained in November 2023.						\$13,196		\$0	0.00%					\$0	
UBC Sauder School of Business Power House Expansion Project	UBCPT James Brenner	PJ002764	MAR-27	2%		136,935	\$147,191	\$147,191	\$3,183	\$3,178	\$3,178	Building permit documents were submitted on June 26, 2024. The development permit was issued on July 9, 2024. We have received a class B estimate from Heatherbrae that the construction costs are expected to be \$4M to \$5M overbudget so are working on VE items to reduce costs prior to tender documents being issued on August 2, 2024. We are still targeting a September Board 3 to enable work to commence on-site in October 2024.			\$40,000			\$72,191	\$35,000	\$0	0.00%		\$40,000	\$22,191		\$62,191	
Child Care at Orchard Commons	UBCPT Diona Fong	PJ003617	JUL-26	2%		5,284	\$5,750	\$5,750	\$136	\$136	\$136	Board 2 application anticipated in August for the meeting on Sept 25, 2024. DP re-application July 2024.	\$3,500		\$1,750			\$500		\$0	0.00%		\$1,750	\$500		\$2,250	
Renewal of Anthropology & Sociology (ANSO) Complex	UBC Project Services Pamela Troyer	PJ003602	DEC-28	1%		68,551	\$67,698	\$67,698		\$749	\$749	Project in schematic design phase.	\$67,698							\$0	0.00%						\$0
UBC Farm Centre	UBC Project Services Kate West	PJ000835	MAY-27	0%		6,310	\$6,929	\$6,929		\$0	\$0	Project delivery transitioned to UBC Project Services. Expected Board 2 Approval in Dec 2024.			\$2,392			\$504	\$4,033	\$0	0.00%		\$2,392			\$2,392	
Lower Mall Precinct (LMP) Student Housing Redevelopment - Phase 1 at St. John's College	UBCPT Sepsheh Rad	PJ002984	Q3 2025 (Exact Date TBC)	0%		710,950	\$559,910	\$559,910	\$888	\$830	\$830	Project has received a conditional Board 1 approval. Awaiting provincial funding approval to proceed with architect selection and start of design. Anticipating 2 years of design and 3 years of construction from time of approval.	\$302,705		\$257,205				\$0	0.00%		\$293,655				\$293,655	
SUBTOTAL (UBC-V)						2,112,714	\$1,642,891	\$1,641,877	\$485,733	\$441,514	\$441,514		\$595,512	\$12,961	\$763,098	\$0	\$21,995	\$0	\$151,374	\$99,862	\$0	0.00%	\$47,780	\$757,136	\$0	\$51,875	\$809,011
UBCOChanagan																											
1540 Innovation Drive, Kelowna	UBCPT Craig Shira	PJ001280	MAY-21	100%	AUG-21	23,227	\$12,432	\$12,432	\$10,522	\$10,522	\$10,522	Base Building project complete. Ongoing hydrogen lab TI scheduled to be complete in March.						\$12,432		\$0	0.00%						\$0
ilic sncipalme*tn (previously known as Interdisciplinary Collaboration and Innovation (ICI) Building)	UBCPT Craig Shira	PJ001278	MAR-26	27%		146,000	\$118,967	\$118,967	\$31,760	\$31,760	\$31,760	Full Board 3 approval in Dec 2022. Construction is ongoing. Project completion has been impacted and occupancy has slipped to March 2026.						\$108,967		\$10,000	\$0	0.00%		\$85,149		\$85,149	
UBCO Downtown Kelowna Project	UBCPT Craig Shira & Bruce Attkin	PJ003040	AUG-27	42%		116,000	\$54,100	\$54,100	\$18,350	\$22,909	\$22,909	Lease and tenant improvements in UBCPT-owned building to be built in downtown development. Final board approval for TI received in December 2022. Construction is progressing. Academic occupancy remains Summer 2027.						\$54,100		\$0	0.00%					\$0	
SUBTOTAL (UBCO)						285,227	\$185,499	\$185,499	\$60,632	\$65,190	\$65,190		0	0	0	\$175,499	0	0	0	10,000	0	0.00%	0	\$85,149	0	0	\$85,149
GRAND TOTAL						2,397,941	\$1,828,390	\$1,827,176	\$546,366	\$706,704	\$706,704		\$595,512	\$12,961	\$763,098	\$175,499	\$21,995	\$0	\$151,374	\$109,862	\$0	0.00%	\$47,780	\$842,285	\$0	\$51,875	\$894,160

¹ - Final Approved figures differ from Board 3 figures in those cases where the Board of Governors has approved a post-Board 3 scope, schedule and/or budget change. Note also that this column is used to total all project budgets so includes the latest figures for projects at the Board 1 and Board 2 approval stage.

Information Technology (IT) Projects - Detailed Information
 Projects underway or completed in the past 12 months - as of June 30th, 2024
 Dollar figures are all in \$000's

Complete - Board 4 pending
Board 3 - Implementation
Board 2 - In design
Board 1 - In design

Appendix 3

Project Name	Approved Project Budget	Projected Final Cost	Costs to Date	Current Status	IT Investment Stage	Issues/Comments	Funding										Financing					
							Confirmed Funding Sources							Unfunded	% Unfunded	UBC Central Debt	Self-Funded	Faculty/Unit Debt	Total Debt	Funding/Financing Comments		
							Prov Gov	Fed Gov	UBCV Central	UBCO Central	Land Dvpt Cost or Taxes	Self-Funded	Department Funded								Fundraising	
IT - Major Capital (>\$2.5m)																						
Completed (Board 4 Pending) Subtotal - Major IT							\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
IRP Student	\$ 256,378	\$ 243,240	\$ 215,883	Board 3 - Implementation	Implement	Original Project Budget was ~\$311M. ~\$55M of contingency savings will be used to fund the IRP Student Completion Project (Starting on December 1st, 2024). Financial Reporting on IRP Student Completion will start in early 2025.			\$ 256,378						\$ 0	0%	\$ 256,378			Internal Loan		
IRP Student Completion	\$ 55,000	\$ 55,000	\$ -	Board 3 - Implementation	Implement	As per above, ~\$5M of congingency savings from IRP Student.			\$ 55,000					\$ 0	0%	\$ 55,000			Internal Loan			
IRP Release 1 Completion	\$ 29,546	\$ 25,448	\$ 21,767	Board 3 - Implementation	Implement	Implement			\$ 29,546					\$ 0	0%	\$ 29,546						
IRP/AEP HR-FIN Release 1	\$ 193,135	\$ 192,147	\$ 192,147	Board 3 - Implementation	Monitor & Close	Original Project Budget was ~\$223M. ~\$30M of project savings were used to fund IRP Release 1 Completion.			\$ 193,135					\$ 0	0%	\$ 193,135						
P166-Digital Payments Program	\$ 7,736	\$ 7,122	\$ 6,581	Board 3 - Implementation	Implement	Implement			\$ 8,000					\$ 0	0%	\$ 8,000			Internal Loan			
Implementation (Board 3) Subtotal - Major IT							\$ -	\$ -	\$ 542,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,059	\$ -	\$ -	\$ -	
Total - Major IT							\$ -	\$ -	\$ 542,059	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 542,059	\$ -	\$ -	\$ -

Current 2024/25 priorities identified through Five-Year Capital Plan development process including campus-wide stakeholder consultation.

Note: The capital priorities reflects the BOG approved list from June 2023. A number of project have received approvals and have proceeded to construction. The list will be updated and presented to the BOG for approval in June 2024.

	Project Name	Faculty / Dept	Completion*	Gross Building Area	Capital Cost (\$000s)	Current Status
1	Science Central One - Chemistry Lab Complex (Teaching)	Science	2029	172,300	\$226,300	Exec 2
2	Science Central Two - Chemistry Lab Complex (Research)	Science	2031	161,900	\$273,200	Exec 2
3	UBCO Centre for Climate Resiliency - Wildfire Facility	School of Engineering	TBD	12,980	\$30,000	In planning
4	Applied One	Applied Science	TBD	301,400	\$388,000	Exec 2
5	Mathematics Building	Science	TBD	181,700	\$185,000	Exec 1
6	MPT-MOT Expansion - Kelowna	Medicine	2026	26,000	\$33,000	In planning
7	Medicine One	Medicine	TBD	325,000	\$680,000	Exec 1
	Arts Armoury Commons North Building	Arts	TBD	139,000	\$101,675	Exec 2
	Geography Building	Arts	TBD	90,000	\$88,966	In planning
	Library Parc Module 2	UBC Library + Multi-faculty	TBD	13,400	TBD	In planning
	MacMillan Renewal	Land + Food Systems	TBD	148,100	\$219,938	
	Malcolm Knapp Research Forest Gateway	Forestry	TBD	9,400	\$17,985	Exec 1
	Music Building Replacement + Expansion	Arts	TBD	157,000	\$224,448	Exec 1
	School of Public Policy & Global Affairs	Arts	TBD	48,200	\$49,440	In planning
	Technology Enterprise Facility 4 (TEF 4) - UBC Properties Trust	Central, Faculties	2024	109,000	\$30,575	On Hold
	UBC at Surrey	VP External	TBD	500,000	TBD	In planning
	Total Academic Projects			2,395,380	\$2,548,527	

Note: Board-approved Five-Year Capital Plan projects shown in red. Plan submitted to PSFS in July 2023.

*Target completion dates are dependent on funding.

	STUDENT EXPERIENCE PROJECTS	Faculty /Dept	Target Completion	Gross Building Area (sf)	Preliminary Capital Cost (\$000s)	Current Status
	UBCO Student Housing Expansion - Phase 1+2 (500 beds)	SHCS	2028	TBD	\$120,000	In planning
	Integrated Performance Centre (Strength & Conditioning)	Athletics & Recreation	TBD	30,000	\$19,620	In planning
	Thunderbird Stadium Redevelopment	Athletics & Recreation	TBD	TBD	\$117,000	Exec 1
	UBCO New Field House	UBCO Athletics	TBD	2,300	\$20,335	Exec 1
	UBCO Student's Union Okanagan (SUO) Building	Students' Union Okanagan	TBD	50,000	\$65,400	Exec 1
	War Memorial Gym Renewal	Athletics & Recreation	TBD	96,300	TBD	In planning
	Total Student Experience Projects			178,600	\$342,355	

	CAMPUS OPERATIONS, SUSTAINABILITY AND RESILIENCE PROJECTS	Faculty /Dept	Target Completion	Gross Building Area (sf)	Preliminary Capital Cost (\$000s)	Current Status
	UBCV Campus Energy Centre - Electric Boiler + Thermal Storage (CAP2030)	Facilities	TBD	TBD	\$41,700	Exec 1
	South Campus Works Yard Phases 1-3	Facilities	TBD	N/A	\$34,880	Exec 1
	Seismic Upgrades/Mitigations not addressed by other capital projects	Various	TBD	TBD	\$562,161	In planning
	Total Campus Operations, Sustainability and Resilience Projects				\$638,741	

	IT PROJECTS	Faculty /Dept	Target Completion	Gross Building Area (sf)	Preliminary Capital Cost (\$000s)	Current Status
	Campus Network Refresh / Modernization	Multi-Campus	2026	NA	\$3,000	In planning
	Total IT Projects				\$3,000	

	Total Future Capital Priorities				\$3,532,623	
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Dollar figures are all in \$000's

Note 1: All projects included are Board level approved projects (over \$5 million)
 Note 2: Projects Completed and Pending Board 4 are included in the Major Capital Building Projects - Detailed Information tab.

Project Name	Faculty / Dept	Completion	Gross Building Area	Capital Cost	Current Status
Projects completed since January 2010 (for historical context):					
UBC Renew Phase 1 - Old Auditorium	Arts	APR-10	32,734	\$20,141	Complete
UBC Renew Phase 1 - Buchanan A	Arts	JUN-10	30,753	\$12,147	Complete
T-bird Stadium Turf Field and Grass Rugby Fields	Athletics	AUG-10	N/A	\$2,661	Complete
UBCO Student Housing Phase 3B	SHHS	AUG-10	42,618	\$8,120	Complete
UBCO Arts & Science Building 2	Arts & Science	SEP-10	86,225	\$41,543	Complete
School of Population & Public Health	Medicine	SEPT-10	30,000	\$7,819	Complete
UBC Renew Phase 2A BioSciences West & South	Science	MAR-11	151,669	\$61,900	Complete
UBCO Reichwald Health Sciences Centre	Medicine	APR-11	48,158	\$30,650	Complete
Tennis Facility	Athletics	JUN-11	71,000	\$9,345	Complete
UBCO Engineering Management Building	Applied Science	AUG-11	180,532	\$69,611	Complete
Norman B. Keevil Institute of Mining Engineering	Applied Science	AUG-11	10,312	\$4,027	Complete
Totem In-Fill Student Housing Project	SHHS	AUG-11	181,706	\$38,255	Complete
Wayne & William White Engineering Design Centre	Applied Science	AUG-11	20,148	\$8,326	Complete
Centre for Integrated Research in Sustainability (CIRS)	VP Research	AUG-11	58,373	\$36,781	Complete
Childcare Expansion - Phase 1	SHHS	SEP-10/SEP-11	17,388	\$3,543	Complete
Faculty of Law - Allard Hall	Law	SEP-11	141,345	\$55,901	Complete
UBCO Student Housing Phase 4	SHHS	SEP-11	68,213	\$14,058	Complete
UBCO Geoexchange Phase 3	UBCO	OCT-11	N/A	\$6,494	Complete
Centre for Comparative Medicine	VP Research	NOV-11	75,933	\$37,030	Complete
Sauder School of Business Building Project	Sauder	JAN-12	265,820	\$69,934	Complete
UBCO Fitness / Wellness Centre	UBCO Athletics	=Routine IT Projects!C34	8,500	\$4,060	Complete
Bioenergy Research & Demonstration Project	Energy & Water Services	JUL-12	19,773	\$27,400	Complete
Earth Science Building (ESB)	Science	AUG-12	164,020	\$74,700	Complete
Pharmaceutical Sciences/CDRD + Modified Barrier Facility & University Data Centre	PharmSci	SEP-12	246,182	\$150,903	Complete
Gerald McGavin UBC Rugby Centre	Athletics	JAN-13	5,150	\$2,500	Complete
Leon & Thea Koerner University Centre	Peter Wall/SHHS	SEP-13	38,000	\$5,598	Complete
Ponderosa Commons (Phase 1)	SHHS	SEP-NOV-13	298,731	\$87,655	Complete
Djavad Mowafaghian Centre for Brain Health	Medicine/Vancouver Coastal Health	NOV-13	152,558	\$69,757	Complete
Bookstore Renovation & Expansion	Bookstore	AUG-14	8,800	\$6,608	Complete
Robert H. Lee Alumni Centre	Alumni Assoc	APR-15	41,700	\$19,478	Complete
New Student Union Building	AMS	MAY-15	253,750	\$108,760	Complete
Library PARC	Library	SEP-15	24,540	\$11,140	Complete
Engineering Student Centre	EUS	SEP-15	10,058	\$5,740	Complete
Dairy Education & Research Centre - Researcher Housing (Agassiz)	Land + Food Systems	SEP-15	11,600	\$3,500	Complete
Bentley Family Dining Hall at Loon Lake	Forestry	SEP-15	6,315	\$3,000	Complete
Baseball Training Facility	Athletics	SEP-15	20,000	\$3,861	Complete
Iona Building Acquisition - Vancouver School of Economics	Arts	DEC-15	99,663	\$33,995	Complete
Ponderosa Commons (Phase 2)	SHHS	JUN-16	288,903	\$77,829	Complete
UBC Vancouver District Energy System	Energy + Water Services	JUN-16	N/A	\$88,300	Complete
Orchard Commons, Mixed-Use Student Housing	SHHS/Vantage College	SEP-16	448,686	\$131,274	Complete
Aquatic Centre	Athletics	DEC-16	74,448	\$39,900	Complete
Henry Angus Tower Seismic Upgrade	Sauder	JAN-17	0	\$4,162	Complete
Quantum Matter Institute	Science/Applied Science	APR-17	51,667	\$30,269	Complete
National Soccer Development Centre	Athletics	JUN-17	30,000	\$27,244	Complete
MOA Northwest Coast Masterworks Gallery	Arts	JUN-17	2,700	\$4,100	Complete
Indian Residential Schools History & Dialogue Centre	First Nations House of Learning	JUN-17	6,523	\$5,800	Complete
Brock Commons Phase 1 - Tall Wood Student Residence	SHHS	JUL-17	162,750	\$51,525	Complete
Totem Park Residence In-Fill Phase 2	SHHS	JUL-17	99,951	\$30,200	Complete
Sports Medicine	Medicine	JUL-17	21,173	\$11,425	Complete
UBCO Teaching & Learning Centre (The Commons)	UBCO Library	DEC-18	62,407	\$35,000	Complete
UBC Major Capital Projects Completed since January 1, 2019 (5 Years)					
UBC Exchange (New Bus Transit Terminal)	C&CP	AUG-19	N/A	\$21,750	Complete
Exchange Residence (at Gage South)	SHHS	AUG-19	290,000	\$76,973	Complete
MacInnes Field Underground Parkade	Parking	SEP-20	64,966	\$12,435	Complete
Graduate Research Commons/Koerner Library Interrelated Projects	Science/Medicine	JAN-19	19,041	\$6,707	Complete
Douglas T. Kenny Building 4th Floor Renovation	Arts	JAN-21	15,650	\$5,271	Complete
Undergraduate Life Sciences Teaching Labs Renew	Science/Medicine	SEP-19	176,625	\$97,544	Complete
Robson Square Tenant Improvement	N/A	AUG-21	81,000	\$7,000	Complete
Nechako Residence	SHCS	JUL-21; JUL 22	128,654	\$50,895	Complete
Skeena Residence	UBCO	AUG-20	72,651	\$24,981	Complete
Total Completed Projects				\$303,556	